184.0	0007	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	709,100 / 709,100
					USE VALUE:	709,100 / 709,100
					ASSESSED:	709,100 / 709,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANSFIELD JUSTIN BROGAN
Owner 2:	ANDERSON BROOKE ALANA
Owner 3:	
Street 1:	125 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MATHEWS FRANCIS A -
Owner 2:	-
Street 1:	125 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 1644 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 2 HalfBaths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7092.000	264,700	1,500	442,900	709,100
Total Card	0.163	264,700	1,500	442,900	709,100
Total Parcel	0.163	264,700	1,500	442,900	709,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.25 | /Parcel: 431.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 124136
GIS Ref:
GIS Ref:
Insp Date: 07/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0007-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	264,700	1500	7,092.	442,900	709,100	709,100	Year End Roll	12/18/2019
2019	101	FV	229,900	1600	7,092.	442,900	674,400	674,400	Year End Roll	1/3/2019
2018	101	FV	229,900	1600	7,092.	373,300	604,800	604,800	Year End Roll	12/20/2017
2017	101	FV	229,900	1600	7,092.	341,700	573,200	573,200	Year End Roll	1/3/2017
2016	101	FV	229,900	1600	7,092.	291,100	522,600	522,600	Year End	1/4/2016
2015	101	FV	224,700	1600	7,092.	253,100	479,400	479,400	Year End Roll	12/11/2014
2014	101	FV	224,700	1600	7,092.	234,100	460,400	460,400	Year End Roll	12/16/2013
2013	101	FV	224,700	1600	7,092.	222,700	449,000	449,000		12/13/2012

!14343!

PRINT

Date	Time
12/11/20	04:12:13

LAST REV

Date	Time
08/06/18	10:17:50

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14343

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MATHEWS FRANCIS	70209-234		11/9/2017	Estate/Div	585,000	No	No		
DEANGELIS ALGER	7985-48		10/28/1952		16,500	No	No		Francis A Mathews dod 3/14/2017

USER DEFINED

Prior Id # 1:	124136
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
2/5/2018	SQ Returned	MM	Mary M
11/14/2008	Meas/Inspect	345	PATRIOT
10/24/2000	Hearing N/C	189	PATRIOT
3/23/2000	Inspected	264	PATRIOT
12/29/1999	Measured	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7092		Sq. Ft.	Site		0	70.	0.89	7									442,934						442,900	

Total AC/HA: 0.16281 | Total SF/SM: 7092 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 442,934 | Spl Credit | Total: 442,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99792004
Adj $ / SQ:	168.399
Other Features:	89500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359645
Depreciation:	94946
Depreciated Total:	264699

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

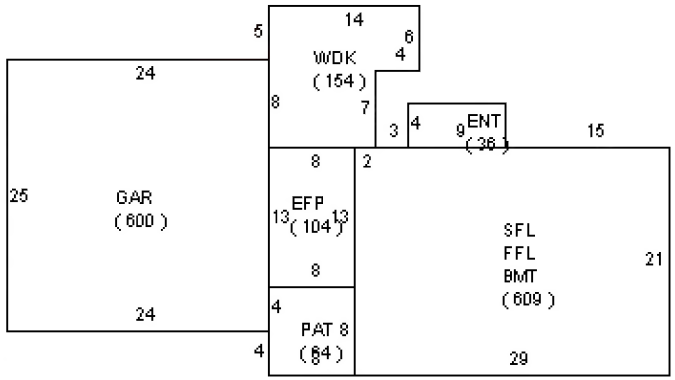
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	168.40
Special Features:	0	Val/Su Net:	95.04
Final Total:	264700	Val/Su SzAd	217.32

SKETCH



Sum Area By Label :
GAR = 600
PAT = 64
ENT = 36
WDK = 154
SFL = 609
FFL = 609
BMT = 609
EFP = 104

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	609	73.510	44,765
FFL	First Floor	609	168.400	102,555
SFL	Second Floor	609	168.400	102,555
GAR	Garage	600	19.130	11,476
WDK	Deck	154	12.470	1,920
EFP	Enclos Porch	104	53.290	5,542
PAT	Patio	64	5.990	383
ENT	ENTRY	36	26.350	948
	Net Sketched Area:	2,785	Total:	270,144
Size Ad	1218	Gross Are	2785	FinArea 1644

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X40	A	AV	1980	2.72	T	31.2	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500